

BOARD OF APPEAL REFERRALS

JUNE 25, 1981

1. Z-5191 Eugene Ciolfi
1 Bird Place, West Roxbury
- 1A Z-5205 Leonard F. Conway, Jr. & John V. Cunney, Trustees
53-59 North Margin and 6-12 Thacher Streets, Boston
2. Z-5230 A. & S. Electrical Displays, Inc.
25 Water Street, Charlestown
3. Z-5232 Alexandra & Joseph Maalouf
682A-682 Tremont Street, Boston
4. Z-5234 Paul F. Walker
95 Warren Avenue. Hyde Park
5. Z-5235 M. L. Pollock
858-860 Beacon Street, Boston
6. Z-5237 A. W. Perry, Inc. & Bain & Co.
390-400(R) Atlantic Avenue, Boston
7. Z-5238 Harvard Community Health Plan, Inc.
1 Fenway Plaza, Boston
8. Z-5239 First National Supermarkets, Inc. (Lessee)
535-555 Freeport Street, Dorchester
9. Z-5265 Bing Chen
528 Cambridge Street, Allston
10. Z-5266-5267 George W. Merrill, Robert Rebuck & Lucille M. Eisele
18 Irving & 15 S. Russell Streets, Boston
11. Z-5268 Patricia E. Heelen
180-190 Bunker Hill Street, Charlestown
12. Z-5269 North End Auto Service, Inc.
280-292 Commercial Street, Boston

MEMORANDUM

JUNE 25, 1981

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 8/18/81.

22,888 square feet of land.

Z-5191
Eugene Ciolfi
1 Bird Place, West Roxbury
near Mt. Vernon St.

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 manufacturing _____

Purpose: Erect four-story 45-unit apartment structure.

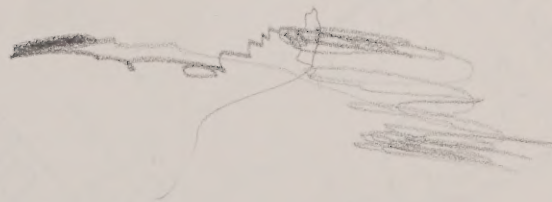
Violation(s):
Section

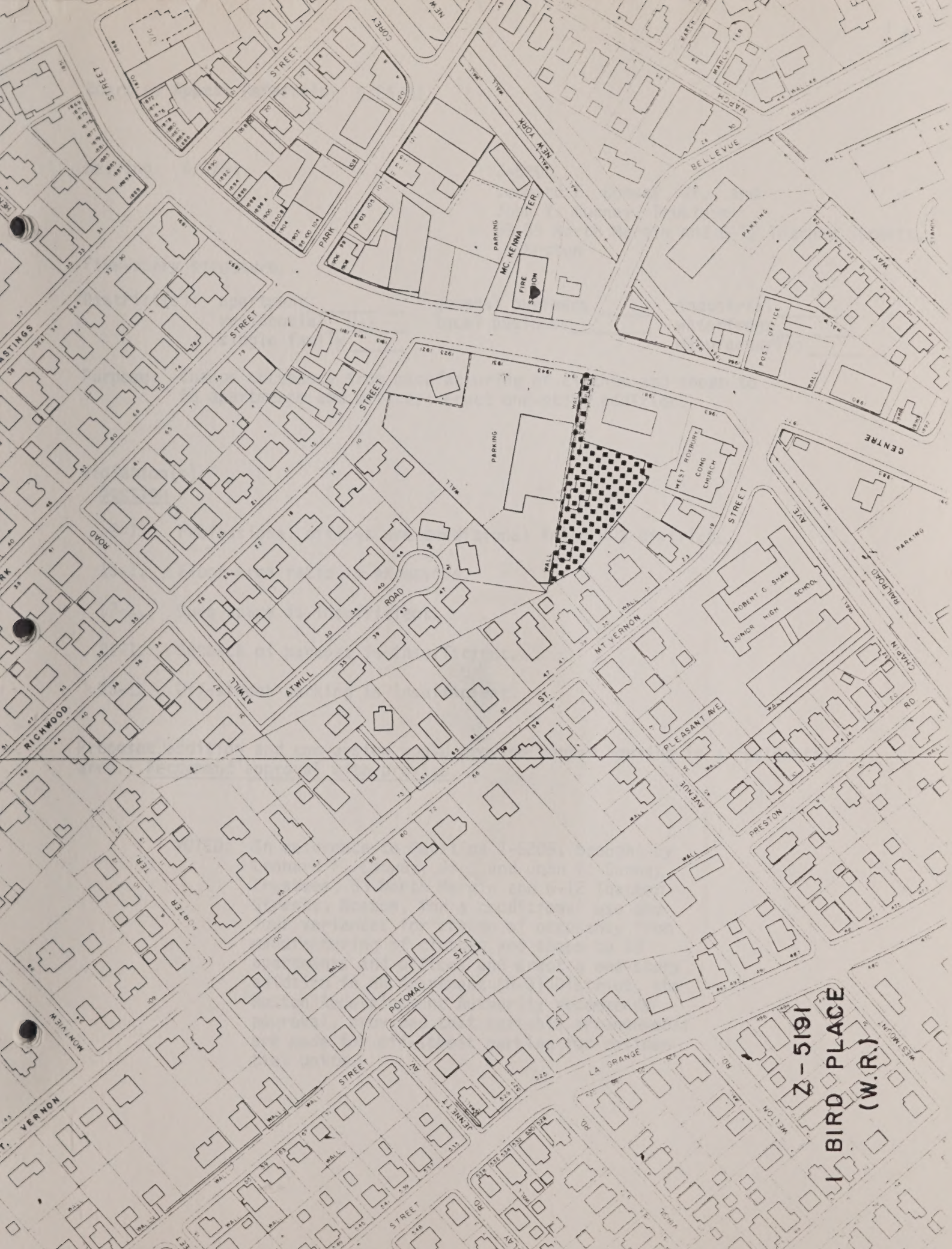
- 8-7. Multi-family dwelling is forbidden in an S-.5 District.
- 10-1. Off-street parking not allowed within five feet of side lot line.
- 14-2. Lot area is insufficient.
- 14-4. Access to rear lot is insufficient.
- 15-1. Floor area ratio is excessive.
- 16-1. Height is excessive.
- 19-1. Side yard is insufficient.
- 20-1. Rear yard is insufficient.

Petitioner states development will be for elderly occupancy. Site is appropriate; however size and density are excessive in relation to the surrounding neighborhood. Some abutters have expressed opposition for these reasons. Petitioner should redesign project with particular attention to unit and height reduction and provisions for additional off-street parking. Parking violation was inadvertently excluded from Building Department letter. Forty-five spaces are required, only nine provided. Recommend denial as submitted.

VOTED: In reference to Petition Z-5191, brought by Eugene Ciolfi, 1 Bird Place, West Roxbury, for a forbidden use and seven variances to erect a four-story, 45-unit apartment structure in a Single Family (S-.5) District, the Boston Redevelopment Authority recommends denial as submitted. Petitioner states development will be for elderly occupancy. Site is appropriate; however size and density are excessive in relation to the surrounding neighborhood. Some abutters have expressed opposition for these reasons. Petitioner should redesign project with particular attention to unit and height reduction and provisions for additional off-street parking. Parking violation was inadvertently excluded

from Building Department letter. Forty-five spaces are required, only nine provided. No evidence submitted that construction will comply with elderly housing parking requirement as indicated in Section 23-1 of the Code.





Z-5191
1 BIRD PLACE
(W.R.)

Board of Appeal Referrals 6/25/81

Hearing: 6/2/81

Z-5205

Leonard F. Conway, Jr., and
John V. Cunney, Trustees
53-59 North Margin and 6-12 Thacher Streets,
Boston

Five-story structure.

District(s): apartment _____ general business _____ industrial _____
residential H-3 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from manufacturing of clothes and shoes to
58 apartments and offices; erect one-story addition.

Violation(s):
Section

- 8-7. Professional offices are conditional in an H-3 District.
- 15-1. Floor area ratio is excessive.
- 17-1. Open space is insufficient.
- 21-1. Setback of parapet is insufficient.
- 23-1. Off-street parking is insufficient.

Proposed addition and conversion would provide needed housing in a residential
area. Recommend approval with proviso.

VOTED: In reference to Petition Z-5205, brought by
Leonard F. Conway, Jr., and John V. Cunney,
Trustees, 53 North Margin and 6-12 Thacher
Streets, Boston, for a conditional use and
four variances for change of occupancy from
manufacturing of clothes and shoes to 58
apartments and offices and erect a one-story
addition in an Apartment (H-3) District, the
Boston Redevelopment Authority recommends
approval, provided that suitable arrangements
are made for off-street parking for residen-
tial units.



7-5205
53-59 NORTH MARGIN ST.
6-12 THACHER ST.
(B.P.)

Board of Appeal Referrals

6/25/81.

Z-5230

A. & S. Electrical Displays, Inc.
25 Water St., Charlestown
near Chamber St.

Hearing: 6/30/81.

Four-story structure.

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront <u>W-2</u>
	single family_____		manufacturing_____

Purpose: Change occupancy from warehouse and sales
to eight apartments.

Violation(s):
Section

8-7. Multi-family dwelling is conditional in a W-2 District.

Proposal is compatible with adjacent Navy Yard redevelopment; residential conversion of vacant warehouse further enhances the area. Parking will be provided on lot leased from Massport. Recommend approval with proviso.

VOTED: In reference to Petition Z-5230, brought by A. & S. Electrical Displays Inc., 25 Water Street, Charlestown, for a conditional use for change of occupancy from warehouse and sales to eight apartments in a Waterfront (W-2) District, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



Z-5230
25 WATER ST,
(Chsn.)

Board of Appeal Referrals 6/25/81.

Z-5232
Alexandra & Joseph Maalouf
682A-682 Tremont St., Boston
near West Newton St.

Hearing: 6/30/81.

Four-story structure.

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Legalize occupancy - one apartment, three lodgers
and store.

Violation(s):
Section

8-7. Store is forbidden in an H-2 District.

Vacant first floor space will be occupied by a small grocery store.
No opposition. Recommend approval.

VOTED: In reference to Petition Z-5232, brought by
Alexandra & Joseph Maalouf, 682a-682 Tremont
Street, Boston, for a variance to legalize
occupancy for one apartment, three lodgers
and store in an Apartment (H-2) District,
the Boston Redevelopment Authority recommends
approval. Vacant first floor space will be
occupied as a small grocery store. No adverse
impact.

682A-682 TREMONT ST.
(B.P.)

682A-682 TREMONT ST.
(B.P.)

Board of Appeal Referrals

6/25/81.

Z-5234

Paul F. Walker

95 Warren Ave., Hyde Park
near Summit St.

Hearing: 7/14/81.

Three-story structure.

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.3</u>		manufacturing_____

Purpose: Change occupancy from one family dwelling
to four family dwelling.

Violation(s):

Section

- 8-7. Any dwelling converted for more families is forbidden in an S-.3 District.
- 14-2. Lot area is insufficient.
- 15-1. Floor area ratio is excessive.
- 16-1. Height of building is excessive.
- 18-1. Front yard is insufficient.
- 23-1. Offstreet parking is insufficient.

In July 1980, staff recommended approval of similar petition but petitioner failed to appear at public hearing and Board of Appeal voted dismissal.

Petitioner states occupancy existed at time of purchase.

Recommend approval with provisos.

VOTED: In reference to Petition Z-5234, brought by Paul F. Walker, 95 Warren Ave., Hyde Park, for a forbidden use and five variances for change of occupancy from one family dwelling to four family dwelling in a Single Family (S-.3) District, the Boston Redevelopment Authority recommends approval with the following provisos: that perimeter fence be repaired; that adequate refuse receptacles be provided and maintained; that landscaping be provided; that off-street parking be provided; that landscaping and parking plans be submitted for design review.



Z-5234
95 WARREN AVE.
(H.P.)

Z-5235

M. L. Pollock

858-860 Beacon St., Boston
near Audubon Circle

Hearing: 7/14/81.

Six-story structure.

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from 24 apartments, office, store
to 24 apartments, office, store and restaurant.

Violation(s):
Section

8-7. Restaurant is forbidden in an H-2 District.

No provisions for patron parking would intensify already congested traffic
and curb parking demands in the area. Audobon Civic Association is opposed.
Recommend denial.

VOTED: In reference to Petition Z-5235, brought by
M. L. Pollock, 858-860 Beacon St., Boston,
for a forbidden use for change of occupancy
from 24 apartments, office, store to 24 apartments, office,
store and restaurant in an Apartment (H-2) District,
the Boston Redevelopment Authority recommends denial.
No provisions for patron parking would intensify
already congested traffic and curb parking demands
in the area. Audubon Civic Association is opposed.

LINE

Z-5235

858-860 BEACON ST.
(B.P.)



Board of Appeal Referrals

6/25/81.

Z-5237

A. W. Perry Inc.

Bain & Company

390-400 (R) Atlantic Ave., Boston
near Northern Ave.

Hearing: 7/14/81.

Five-story structure.

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-2

Purpose: Change occupancy from offices, restaurant and printing
press to offices, employee lunch room and off-street parking;
erect one story and six story additions.

Violation(s):
Section

8-7. Garage is conditional in a restricted parking district.
15-1. Floor area ratio is excessive.

Bain & Co. will renovate this 79-year old building for office headquarters of its management consulting business. Proposal includes construction of a public park and walkway to the waterfront on land owned by the Authority adjacent to the property. Also a dilapidated shed and wharf will be replaced by a new concrete apron and boat landing. Appellant has worked closely with staff to ensure consistency with redevelopment and design controls. Recommend approval with proviso.

VOTED: In reference to Petition Z-5237, brought by A.W.Perry Inc. & Bain & Company, 390-400 (R) Atlantic Ave., Boston, for a conditional use and variance for change of occupancy from offices, restaurant and printing press to offices, employee lunch room and offstreet parking and erect two additions in a Manufacturing (M-2) District, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

Z-5237

390-400R ATLANTIC AVE
(B.P.)



Board of Appeal Referrals

6/25/81

Z-5238

Harvard Community Health Plan, Inc.
1 Fenway Plaza, Boston
at Fullerton St.

Hearing: 7/14/81

Six-story structure.

District(s): apartment _____ general business B-2 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-2

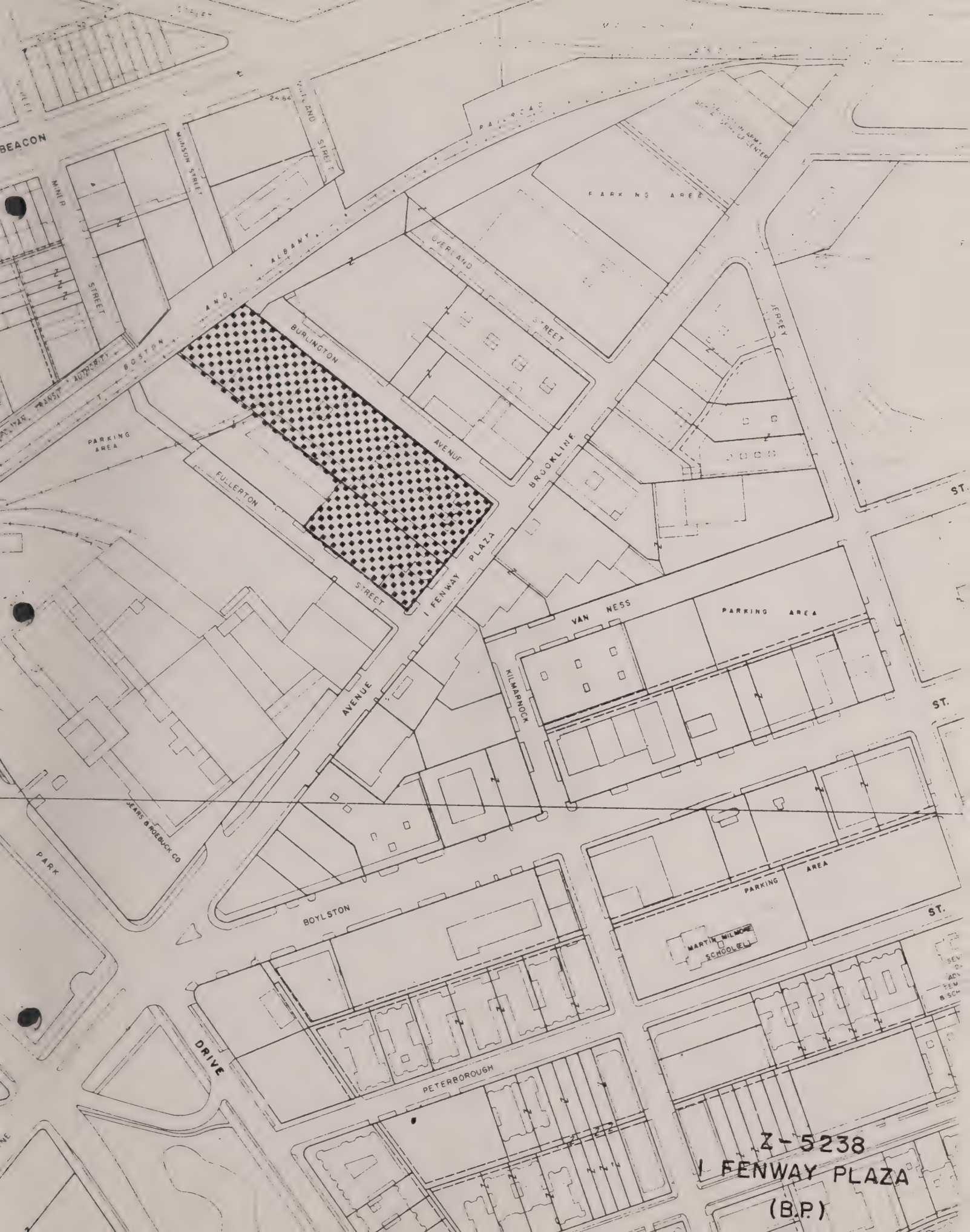
Purpose: Erect sign.

Violation(s):
Section

11-2. Free standing sign not allowed in B-2 District.

Petitioner proposes to erect a 16-foot triangular illuminated kiosk sign at entrance on Fenway Plaza (formerly 141-147 Brookline Avenue). Size and scale are excessive and must be reduced. Staff is amenable to an eight foot high sign with design review replacing two existing auto entrance signs. Recommend denial as submitted.

VOTED: In reference to Petition Z-5238, brought by Harvard Community Health Plan Inc., 1 Fenway Plaza, Boston, for a conditional use to erect sign in General Business (B-2) Manufacturing (M-2) Districts, the Boston Redevelopment Authority recommends denial as submitted. Proposed size and scale are excessive. Authority would support with design review an eight foot high sign containing HCHP logo and minimum auto entrance information replacing two existing auto entrance signs.



Z-5238

FENWAY PLAZA

(B.P.)

Board of Appeal Referrals

6/25/81.

Z-5239

First National Supermarkets Inc.

(Lessee)

535-555 Freeport St., Dorchester
at Popes Hill St.

Hearing: 7/21/81.

One-story structure.

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-1</u>

Purpose: Erect sign.

Violation(s):
Section

11-2. Sign not allowed above a continuous horizontal parapet of a one-story building.

Proposal replaces existing "FINAST" sign with supermarket trade name "EDWARDS". Signs are similar in size. No adverse affect. Recommend approval.

VOTED: In reference to Petition Z-5239, brought by First National Supermarkets Inc., 535-555 Freeport St., Dorchester, for a conditional use to erect a sign in a Manufacturing (M-1) District, the Boston Redevelopment Authority recommends approval. Replacement of similar size sign in same location will not adversely affect properties in this area.



Z-5239
535-555 FREEPORT ST.
(DOR.)

Board of Appeal Referrals

6/25/81.

Z-5265

Bing Chen

528 Cambridge St., Allston
at Imrie Rd.

Hearing: 7/28/81.

Three-story structure.

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from three-family dwelling to
four apartments.

Violation(s):
Section

8-7. Any dwelling converted for more families which does not meet
the requirements of lot area is forbidden in an R-.8 District.

14-2. Lot area is insufficient.

Proposed conversion is excessive and would overcrowd structure. Allston
Civic Association and Community Beautification Committee are opposed.
Recommend denial.

VOTED: In reference to Petition Z-5265, brought by
Bing Chen, 528 Cambridge St., Allston, for
a forbidden use and variance for change of
occupancy from three-family dwelling to four
apartments in a Residential (R-.8) District,
the Boston Redevelopment Authority recommends
denial. Proposed conversion is excessive and
would overcrowd structure. Community groups
are opposed.



528 CAMBRIDGE ST
(ALLSTON)

STANLEY A. RINGER
PLAYGROUND

Board of Appeal Referrals

6/25/81.

Z-5266-5267
George W. Merrill
Robert Rebuck & Lucille M. Eisele
18 Irving & 15 So. Russell Sts.,
Boston

Hearing: 7/21/81.

Four-story & three-story structures.

District(s): apartment H-2-65 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: Subdivide; legalize occupancy as one-family dwelling and existing two story addition at South Russell Street.

Violation(s):
Section

- 15-1. Floor area ratio is excessive.
- 17-1. Open space is insufficient.
- 20-1. Rear yard is insufficient.

Several years ago part of an addition to Irving St. was inadvertently constructed on 72 square feet of land of So. Russell St. Proposal will allow sale of land to owner of Irving St. and correct condition.
Recommend approval.

VOTED: In reference to Petitions Z-5266, 5267, brought by George W. Merrill, Robert Rebuck and Lucille M. Eisele, 18 Irving & 15 So. Russell Sts., Boston, for six variances to subdivide, legalize one family dwelling and existing two story addition in an Apartment (H-2-65) District, the Boston Redevelopment Authority recommends approval. Violations will have no adverse impact.

Z-5266-67

18 IRVING ST. &
15 SOUTH RUSSELL ST.
(B.P.)



GOVERNMENT CENTER

WEST END REDEVELOPMENT

STANFORD

BLOSSOM

CAMBRIDGE

PARKMAN

ALLEN STREET

CHAMBERS ST.

MCLEAN ST.

LANDE ST.

OLD WEST CHURCH
METHODIST

OTIS HOUSE

STREET

STREET

STREET

STREET

CHAPMAN

NEW

LOWELL SQUARE

LANCASTER

MERRIMAC STREET

PORTLAND

Hearing: 7/14/81.

2 1/2 story structure.

Z-5268

Patricia E. Heelen

180-190 Bunker Hill St., Charlestown
at Green St.

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-1 waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from four apartments and
three stores to five apartments and three stores.

Violation(s):
Section

- 8-7. Any dwelling converted for more families which does not meet the requirements of lot area and open space is forbidden in an L-1 District.
- 14-2. Lot area is insufficient.
- 17-1. Open space is insufficient.

Additional unit is compatible with and will not adversely affect the Residential-Local Business neighborhood. Recommend approval.

VOTED: In reference to Petition-Z-5268, brought by Patricia E. Heelen, 180-190 Bunker Hill St., Charlestown, for a forbidden use and two variances for change of occupancy from four apartments and three stores to five apartments and three stores in a Local Business (L-1) District, the Boston Redevelopment Authority recommends approval. Additional unit is compatible with and will not adversely affect the Residential-Local Business neighborhood.



2-5268
180-190 BUNKER HILL ST.
(CHSN.)

Board of Appeal Referrals

6/25/81.

Z-5269

North End Auto Service Inc.

280-292 Commercial St., Boston
at Clark St.

Hearing: 6/30/81.

Gas service station - repair garage.

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-2</u>

Purpose: Erect a ten-story 54-unit apartment structure
and basement garage for 47 cars.

Violation(s):
Section

- 8-7. Multi-family dwelling is conditional in an M-2 District.
- 15-1. Floor area ratio is excessive.
- 20-1. Rear yard is insufficient.
- 21-1. Setback of parapet is insufficient.

In January Authority recommended denial of similar petition; Board of Appeal dismissed it without prejudice so that appellant could meet with abutters to resolve differences. A subsequent series of meetings and a new architectural firm has produced a design which addressed previous abuttor concerns.

Recommend approval with provisos.

VOTED: In reference to Petition Z-5269, brought by North End Auto Service Inc., 280-292 Commercial St., Boston, for a conditional use and three variances to erect a ten-story 54 unit apartment structure and basement garage for 47 cars in a Manufacturing (M-2) District, the Boston Redevelopment Authority recommends approval with the following provisos: that parking garage be adequately vented; that building and mechanical (HVAC) equipment be situated on the roof in front of building away from North Street residences and not exceed existing noise pollution standards; that rear yard be sufficient to insure adequate light and air to adjacent buildings; that the 47 parking spaces be for residents and guests only; that plans be submitted for design review.



Z-5269
280-292 COMMERCIAL ST.
(B.P.)